

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

December 20, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$288,000.00

MORTGAGOR(S):

Ryan Levine, a single person,
and Joanne Martin,
a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Prosperity Home Mortgage, LLC, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: December 23, 2021
Dakota County Registrar of Titles

Document Number: 856123

ASSIGNMENTS OF MORTGAGE:

And assigned to:

Flagstar Bank, N.A.

Dated: May 1, 2024

Recorded: May 2, 2024 Dakota County Registrar of Titles

Document Number: 882705

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1000830-1002527033-8

Lender/Broker/Mortgage Originator: Prosperity Home Mortgage, LLC

Residential Mortgage Servicer:

Flagstar Bank, N.A.

REGISTERED LAND, CERTIFICATE OF TITLE NUMBER: 183710

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

3610 Red Wing Blvd,

Hastings, MN 55033

Tax Parcel ID Number:

19-00300-03-072

LEGAL DESCRIPTION OF PROPERTY: All that part of the Northeast quarter (NE 1/4) of Section Three (3), Township One hundred fourteen (114) North, Range Seventeen (17) West, described as follows:

Commencing at the intersection of State Aid Road #8 and the west line of the Northeast quarter (NE 1/4) of Section Three (3), Township 114 North, Range Seventeen (17) West, said point being 1285.3 feet south of the northwest corner of said northeast quarter (NE 1/4), thence South 36 degrees 49 minutes East along the center of said road 777.3 feet to the point of beginning, thence South 36 degrees 49 minutes East along the center of said road 125 feet, thence South 53 degrees 11 minutes West 200 feet, thence North 36 degrees 49 minutes West 125 feet, thence North 53 degrees 11 minutes East 200 feet to the point of beginning

EXCEPT that part designated as Parcel 40 MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NUMBERED 19-182 on file and of record in the office of the Registrar of Titles in and for Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$284,713.41

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE:

November 13, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

1580 Highway 55,

Hastings, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on May 13, 2025, or the next business day if May 13, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: September 17, 2024

MORTGAGEE: Flagstar Bank, N.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055324-F1

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